

This Instrument Prepared By: Lincoln Hodges, Attorney, 2294 Germantown Rd. S., Germantown, TN
38138; 901-754-6440, MS Bar # 2492

After recording, return to:
Return To: Select Title & Escrow, LLC
7145 Saurana Road, Suite 1
Southaven, MS 38671
(662) 349-3930

11-1203

WARRANTY DEED

GRANTOR: Dennis Brian Wright
344 Mockingbird Ln.
Madison, Ms. 39110
Phone: (601) 988-5414 NA

GRANTEE: Kenneth & Shelby Smith
5495 Doe Ln.
Southaven, MS 38671
Phone: 901-413-1018 NA

THIS INDENTURE, made and entered into this 26th day of September, 2011, by and between **Dennis Brian Wright, a married man**, GRANTOR, and **Kenneth Smith and wife, Shelby Smith**, as joint tenants by the entirety with full rights of survivorship and not as tenants in common, GRANTEE herein.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors have bargained and sold and does hereby bargain and sell, convey and confirm unto the said Grantee, the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 101, Section B, Deer Chase Subdivision, situated in Section 4, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 78, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Grantor herein by Warranty Deed of record in Book 466, Page 193 in said Chancery Clerk's Office.

Stacie Rowell Wright joins in the execution of this deed for the sole purpose of relinquishing any right, title, or interest she may have in the above captioned property by virtue of her marriage to Dennis Brian Wright.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto or in any wise unto the said Grantee, his heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized in fee of the aforescribed real estate; that they have good right to sell and convey the same; that the same is unencumbered except for subdivision restrictions, building lines and easements of record as shown in Plat Book 78, Page 4 and Plat Book 73, Page 46; any prior reservation or conveyance of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the subject property; and taxes and assessments for the current year and subsequent years, which are not yet due and payable, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors the day and year first above written.

Dennis Brian Wright
Dennis Brian Wright

Stacie Rowell Wright
Stacie Rowell Wright

STATE OF MS
COUNTY OF DeSoto

Before me, the undersigned, a Notary Public within and for said state and county, duly commissioned and qualified, personally appeared **Dennis Brian Wright and Stacie Rowell Wright**, to me known, (or proved on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 26th day of September 2011.

My Commission Expires: 6/21/15

Elizabeth A. Meyer
Notary Public

